

STEVEN T. SWANK

Plaintiff

VS.

PATRICIA A. (SWANK) CHIPLEY

Defendant

* NO. 31,936 Equity

* IN THE CIRCUIT COURT FOR

* FREDERICK COUNTY, MARYLAND

*

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* * * * *

TRUSTEE'S SALE

VALUABLE FEES SIMPLE

REAL ESTATE

FREDERICK COUNTY, MARYLAND

Pursuant to an Order of Court in the Circuit Court for Frederick County, Maryland, in Equity No. 31,936, the undersigned Trustees will offer for sale at the Court House Door at 100 West Patrick Street, Frederick, Maryland on

FRIDAY, SEPTEMBER 27, 1985

AT 11:00 A.M.

all that lot or parcel of land and improvements thereon in Tuscarora District, Frederick County, Maryland, and being more particularly described as Lot No. 1, Block L, Clover Hill, on a Plat of Parts of Blocks A, B, G, K and L, said Plat being recorded in Plat Book 11, folio 83 among the books for the recording of plats in the office of the Clerk of the Circuit Court for Frederick County, Maryland, as described in a Deed dated the 21st day of March, 1977 by Ernest W. Ausherman and Hilda L. Ausherman, his wife, unto Steven T. Swank and Patricia A. Swank, his wife, and recorded in Liber 817, folio 706, one of the Land Records of Frederick County, Maryland and further known as 8116 Glendale Drive, Frederick, Maryland.

The property is improved with a split level brick frame dwelling with an asbestos roof, having a full basement and is heated by electric heat pump. The home contains approximately 1,841 square feet of living space. The first floor contains a living room, dining room with sliding glass door to patio, country style kitchen with breakfast bar and custom birchwood cabinets; the second floor contains three (3) bedrooms and two (2) full baths and the lower level contains a 13' x 22' family room, 1/2 bath, laundry room and a fourth bedroom or office. The family room contains a stone fireplace with Heatolator running the full width of the room with custom-built-in book shelves and a raised hearth. The house is extremely well insulated, not only in attic and walls but also in the ceiling of the lower level. There is a 25' x 35' oversized two (2) car garage with a built-in pantry closet, wood siding walls and ceiling and two automatic garage door openers. The property is well landscaped and is served by public sewer and well water.

The size of the lot is .67 acre, more or less.

INSPECTION: Contact the undersigned Auctioneer.

POSSESSION: Immediately upon final settlement.

TERMS OF SALE: Cash. A deposit of Ten (10%) percent of the purchase price in cash or check acceptable to Trustees will be required of the purchaser or purchasers on the date of sale, the balance due of the purchase price shall be paid within ten (10) business days following ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of the auction sale to the date of the final settlement at the rate of twelve (12%) percent per annum. Taxes and all public charges shall be adjusted to the date of sale and assumed thereafter by the purchaser. All settlement and recordation costs including, but not limited to, costs of title examination, attorney fees, stamps, and transfer taxes shall be paid by purchaser. Recording transfer taxes shall be paid by purchaser. Recording costs shall be paid by the purchaser. Conveyance shall be by Trustee's deed without covenant or warranty, expressed or implied. All of said property subject to the above sale is sold on an "as is" basis. TIME IS OF THE ESSENCE: Compliance with the terms of this sale shall be made within the time aforesaid or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser or purchasers. The Trustees reserve the right to withdraw the property from sale at any time, reject all bids, and resolve all disputes.

WILLIAM L. HAUGH, JR., ESQ.

FRANKLIN W. MARTZ, ESQ.

Trustees in No. 31,936 Equity

WILLIAM L. HAUGH, JR., ESQ.

147 West Patrick Street

Frederick, Maryland 21701

Telephone: (301) 663-1180

FRANKLIN W. MARTZ, ESQ.

121 North Court Street

Frederick, Maryland 21701

Telephone: (301) 662-7337

DELBERT S. NULL, AUCTIONEER

147 W. Patrick Street

Frederick, Maryland 21701

ACKNOWLEDGMENT OF PURCHASER AT TRUSTEE'S SALE

I HEREBY acknowledge

having purchased from WIL-

LIAM L. HAUGH, JR. and

FRANKLIN W. MARTZ,

Trustees in Equity No.

31,936 in the Circuit Court

for Frederick County, Mary-

land, all that lot of parcel

of land with improvements

thereon in Frederick County,

Maryland, and being more

particularly described as

Lot 1, Block L, Clover Hill,

on a Plat of Parts of Blocks

A, B, G, K and L, said Plat

being recorded in Plat Book

11, folio 83 among the books

"TRUSTEES' EXHIBIT 2"

WILLIAM L. HAUGH, JR.

ATTORNEY AT LAW

147 WEST PATRICK STREET

FREDERICK, MARYLAND 21701

(301) 663-1180